

106 Acres/42.8 Hectares

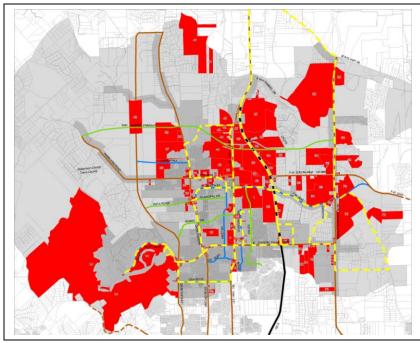
Frontage on Ronald W. Reagan Blvd. (Parmer Lane)

Available Utilities

Greenfield

Zoning Future Mixed-Use Commercial

Mr. Barney J. (B. J.) Hogan 7650 RR 2243 Leander TX 78641 (512) 260-7380 mobile (512) 260-7925 facs barney.hogan@sbcglobal.net



106 Acres/42.8 Hectares H. K. Ranch (B. J. Hogan)

Property				T				
Total Acreage: 106 acres/42.8 h	Map: MAPSCO Austin 2006 Street Guide, pg. 313, Sec. Q							
Location								
City: Leander				County: Wil				
	rg tax id#: R032110 R-17-W028-7000-0001-0003							
Within City Limits: Yes				Distance from City Limits: Not Applicable				
Distance to US Highways: 1.1 miles/1.8 km east of US 183-A Distance to Interstate Highways: 7.7 miles/12.4 kilometers				Type of Zoning: Future Mixed-Use Commercial				
General Site Information						_		
Previous Use of Site: Open Farm Land			I Condition: Ex	xcellent Dimensio meters		ns: 2,900 x 3,100 feet/884 x 945		
Soil Composition (based upon USDA, Soil Conservation Service, Soil Survey of Williamson County, Issued January of 1983): Eckrant-Georgetown: very shallow to moderately deep, calcareous and non-calcareous, stony, cobbly, and loamy soils formed in indurated fractured limestone; on uplands with 1 to 8 percent slopes				Shrink/Swell Capacity: Moderate with a high risk of corrosion for uncoated steel and a low risk of corrosion for concrete				
Adjoining Acreage Available: Ye	e Be Divided:	Yes Lot Size: Not Applicable						
Improvements	 	Jun Oil	o Do Dividou.			_0.0.20.	.v. Ap	VIII CARIO
Road Distance to Rail: 3 miles/4.8 km				Name of Railroad: Union Pacific, Southern Pacific, Capital Metro Commuter Rail				
Proximity to Port(s): Three (3) hours to Port of Houston				Other Improvements: Water-well, septic tanks				
Fenced: Yes				Landscaped: No				
Located within an Industrial Park: No				Type of Business: Not Applicable				
Deed Restriction(s): No				Covenants: No				
Utilities								
City of Leander Services: Department of Engineering, (512) 528-2700		Water - Size of Neares & 10.2 cm 2.5 miles/4 I Pressure: 65 psi/448 I		km west		Sewer - Size of Nearest Line: 12 & 16 inch/30.5 & 40.6 cm 2.5 miles/4 km west		
Electric Service: Pedernales Electric Cooperative (PEC) Phone: (85)		30) 868-6041		Facs: (512) 268-0328			Email: Trista.fugate@peci.com	
Natural Gas Service: ATMOS Er 310-3810	Nearest Line:	6 inch/15.2 cr	m Poly II	Pressure:	Interm	ediate Pressure		
Telecommunication Service: Phone: (5: (979) 595-2		12) 870-4430 and/or 2424		Facs: (512) 870-4475 and/or (979) 595-2445		and/or	Email: mm2741@att.com and/or Joe.Bethany@suddenlink.com	
Solid Waste Disposal: Clawson Disposal, Inc.	Phone: (512) 259-1709		709	Facs: (512) 746-5807			Email: clawsondisp@earthlink.net	
Sales Information								
	none: (512) 260-7380 Facs:		Facs: (512)		Email: barney.hogan@sbcglo l.net		globa	Web Site: Not Applicable
Sales Price: Negotiable				Lease Price: Not Applicable				
Comments: Roughly 2,900 feet/	384 meters of	f existing	and realigned	FM 2243 and a	an additio	nal 800 feet/	244 me	eters of Ronald W. Reagan
Blvd. (Parmer Lane) frontage. To	opography, v	iews and	trees make for	r a very develo	pable pro	perty.		